

BK 6035PG220

TRANSFER  
TAX  
PAID

WARRANTY DEED  
(Statutory Short Form)

025433

FOXWOOD PROPERTIES, INC., a Maine corporation with a place of business in Waterville, County of Kennebec and State of Maine, for consideration paid, grants to **ROGER E. CLEMENT and CLAIRE M. CAIN** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 11 Sherwin Street, Waterville, Maine 04901, with Warranty Covenants, as joint tenants, the land described as follows:

A certain lot or parcel of land situate in Waterville, Kennebec County, State of Maine, being bounded and described as follows to wit;

Beginning at a point on the northerly bound of the Webb Road and at the southwesterly corner of land now or formerly owned by Kevin Houle (reference deed in Kennebec County Registry of Deeds in Book 5272 Page 266), said point being the intersection of the centerline of a culvert and the northerly bound of the Webb Road and also being N 64° 05' 30" W a distance of 104.13 feet from an 8 inch by 10 inch granite monument with an iron rod found;

Thence, along the centerline of a small brook in a northeasterly direction 900 feet, more or less, to a point;

Thence, N 60° 11' 32" W a distance of 15 feet, more or less, to a capped iron rebar set in the ground, said capped iron rebar being N 25° 51' 29" E a distance of 730.45 feet from the intersection of the northerly bound of the Webb Road and the centerline of said culvert;

Thence, along land to be retained by the grantor N 60° 11' 32" E a distance of 260.20 feet to a capped iron rebar set in the ground;

Thence, along land to be retained by the grantor S 29° 48' 29" W a distance of 728.72 feet to a capped iron rebar set in the ground on the northerly bound of the Webb Road;

Thence, along the northerly bound of the Webb Road S 60° 11' 31" E a distance of 310.51 feet to the point of beginning. The area of said parcel being approximately 5.1 acres.

Reference is made to a plan entitled "Boundary Survey For Foxwood Properties Inc." dated July 22, 1999, and is on file at Pickett Land Survey Inc.

All capped iron rebar set in the ground are 5/8 inches in diameter and have a yellow plastic cap scribed John Pickett P.L.S. #351.

p/o  
20-20

P/O  
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Bearings have been rotated to an observed magnetic north 1999.

Being a portion of the premises described in a deed from Thomas D. Hayes and Kathy J. Hayes to Foxwood Properties, Inc., dated February 5, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5865 Page 324.

In Witness Whereof, the said **FOXWOOD PROPERTIES, INC.**, has caused this instrument to be executed by Donald J. Plourde, its President thereunto duly authorized, this 18th day of August 1999.

Signed, Sealed and Delivered  
in the presence of:

**FOXWOOD PROPERTIES, INC.**

Diane L. Sheehan

Donald J. Plourde, Pres.  
By Donald J. Plourde  
Its President

STATE OF MAINE  
COUNTY OF Somerset

Date: August 18, 1999

Personally appeared the above named Donald J. Plourde, President of **FOXWOOD PROPERTIES, INC.**, and acknowledged the above instrument to be his free act and deed in said capacity and the free act and deed of said **FOXWOOD PROPERTIES, INC.**

Before me,

Diane L. Sheehan  
Notary Public  
Print Name Diane L. Sheehan  
My Commission Expires Notary Public, Maine  
My Commission Expires 12/31/2003

RECEIVED KENNEBEC SS.

1999 AUG 24 PM 3:30

ATTEST: Thomas Paul Manna  
REGISTER OF DEEDS